



BRICK LANE, LONDON, E1  
**£700,000 LEASEHOLD**

## A 909 SQ. FT. TWO BEDROOMS, TWO BATHROOMS APARTMENT ON TRENDY BRICK LANE

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### DESCRIPTION:

A stunning East and West facing apartment set over second floor of a period building on Brick Lane. The apartment comprises a substantial 'L' shaped lounge and kitchen/diner with two large windows at either end, flooding the space with natural light. The large hallway features ample storage that leads to a family bathroom and two bedrooms, with the principal benefitting from an en suite shower room and WC.

The apartment is extremely well positioned for those looking to be close to all the shops, bars and restaurants that the Spitalfields Market, Truman Brewery and its surrounding area has to offer. A nearby attraction now also includes the new Banksy artwork of three hanging monkeys over the Shoreditch High Street Station bridge.

On the edge of the City, the property is also 0.4 miles to Aldgate East station, London Liverpool Street station (Elizabeth line, Circle, District, Central Hammersmith & City tube lines, and overland) and 0.5 miles to Shoreditch High Street (Overground) stations.

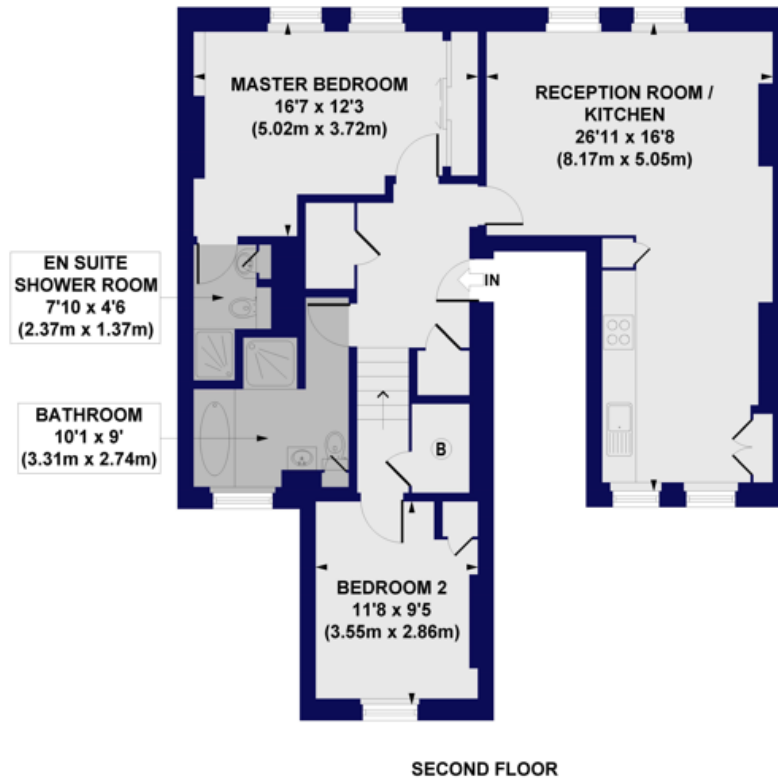
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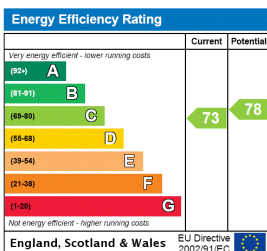
**Brick Lane, E1**  
**Approx. Gross Internal Floor Area 909 sq. ft / 84.46 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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**Tenure:** Leasehold

**Term:** 108 year and 3 months

**Service Charge:** £2600 per annum

**Ground Rent:** £ 200 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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